

**TOWN OF HAMILTON
BOARD OF SELECTMEN
MAY 20, 2013**

The Board of Selectmen met at Hamilton Town Hall at 7:00 p.m. on Monday, May 20, 2013 with Marc Johnson, David Neill, Jennifer Scuteri, Jeff Hubbard and Scott Maddern present. Town Manager Michael Lombardo, Finance Director Deborah Nippes-Mena and Treasurer/Collector Cheryl Booth also present.

Call to order

Chair Marc Johnson called the meeting to order at 7:00 p.m.

Public Comment

None.

Town Manager's Report

Town Manager Michael Lombardo mentioned the excellent job that the Town's first responders from Hamilton's Police and Fire Departments did with a recent accident that needed medical flight support. Scott Maddern mentioned that the Town personnel showed up on their own time after the fact to be supportive of family. Jeff Hubbard concurred and mentioned work done by Fire Department during fire at Carter property.

Lombardo updated Board about playground equipment installation at Patton Park which is expected to be completed by June 8th, weather permitting, and he asked residents and their children not to enter the construction area. Discussion ensued about the portable bathroom at the park relative to analysis of improvements for permanent public bathrooms at the park especially to address continual vandalism problem.

Chairman/Selectmen reports

Jennifer Scuteri mentioned that she and Hubbard had attended the recent Discover Hamilton trails event. David Neill mentioned law enforcement memorial service at the cemetery last Sunday where Senator Bruce Tarr spoke.

PUBLIC HEARING

Discontinue Gifford Road, a paper street as a public way

Johnson opened the public hearing. Discussion ensued about how the Town no longer has any use for Gifford Road, a paper street as a public way, and there is a driveway and fence that currently run through it. Neill moved that Gifford Road paper street (Harris Avenue to terminus) is not needed for any public purpose and is therefore discontinued as a public way. Scuteri seconded the motion.

VOTE: Unanimous. Johnson closed the hearing.

ACTION ITEMS

Approval of BANs for \$2 million for water pipe replacement project and \$1 million for landfill capping project

Maddern moved to approve the sale of \$3,000,000 General Obligation Bond Anticipation Notes (BANs) dated May 24, 2013 payable May 23, 2014 to Jeffreys LLC & Parr plus a premium of \$29,881.

He further moved in connection with the marketing and sale of the notes, preparation and distribution of the note and sale and official statement dated May 9, 2013 and final official statement dated May 16, 2013 each in such form as may be by Town treasurer , ratified, confirmed and adopted.

Maddern further moved that the Town treasurer and Board of Selectmen be and hereby are authorized to execute and deliver significant events disclosure undertaking compliant with SEC Rule 15C2-12 in such form that can be approved by bond counsel for the Town which undertaking shall be incorporated by reference in the Notes to the benefit of the holders of the Notes from time to time.

He further moved that the Selectmen authorize and direct the Town treasurer to establish post issuance critical task compliance procedures in such form that Town treasurer and bond counsel deem sufficient or in such procedures are currently placed review and update procedures in order to monitor and maintain tax exempt status of the Notes.

Maddern further moved that the each member of the Board of Selectmen, Town clerk and Town treasurer be and hereby are authorized to take any and all such actions in executing and deliver certificates, receipts and other documents that may be determined by them or any of them to be necessary or convenient to carry to effect the provisions of the foregoing votes.

Johnson seconded the motion by Maddern. Discussion ensued about the .2512% interest rate for the BANs and annual cost for the Town of \$7,514.83 a year to borrow \$3,000,000 for 360 days. In response to Bob Gray, Bay Road, Lombardo said that this is \$2 million of \$5 million approved at Town Meeting for water infrastructure projects to be spent over six years and \$1 million to cap landfill. Finance Director Deborah Nippes-Mena said next spring the BANs will be rolled into \$3 million bond. Discussion ensued about how Town would use BANs until Hamilton reaches the three-year spend down period or five year period in consideration of interest rates. VOTE: Unanimous.

**Hamilton Affordable Housing Trust seeks approval for 2013 updated
Hamilton Housing Production Plan**

Fred Mills of Hamilton Affordable Housing Trust discussed with Board how the Planning Board had approved the updated Hamilton Housing Production Plan. Discussion ensued about how seniors would like to remain in Town but there is no senior housing where they could move in Hamilton. Also, that the homes that many seniors are currently living in could be starter homes for young families. Selectmen noted that the senior population is the fastest growing cohort in Town and many would like to sell their existing homes and move to a smaller residence in Hamilton.

Mills noted that the Town needs three defined generations to pay for expenses to run the community. Also mentioned was the action items in plan relative to families with children and what is needed for net neutral cost to the Town related to educating school children.

Also discussed was state requirement for 10% of affordable housing in Town and how plan can be used as a guideline regarding what state can impose on the Town relative to Chapter 40B housing. Selectmen reiterated the Town's concern about the change in Hamilton's population, declining population in the schools, and that seniors are not moving allowing for housing opportunities for young couples. Senior resident Jack Hauck concurred that seniors are interested in one-

story properties and due to the lack of availability many seniors look outside of Town for housing options (i.e., Maples in Wenham).

Discussion addressed how the plan speaks to need for affordable housing in Town and Town officials noted that it is taking years just to add a few affordable units in Hamilton. Lombardo explained that the plan provides data and strategies for the Town regarding housing options for the community and it identifies where there are concerns and what should be done to address those concerns. He noted that a copy of the plan is up online. Discussion also spoke to how Wenham is growing its senior housing options and that Hamilton has an active community of seniors.

Johnson entertained a motion for the Selectmen to approve the Hamilton Housing Production Plan as presented. Hubbard so moved. Scuteri seconded the motion. VOTE: Unanimous.

NEW BUSINESS

Consideration of topics for discussion at future Selectmen's meetings

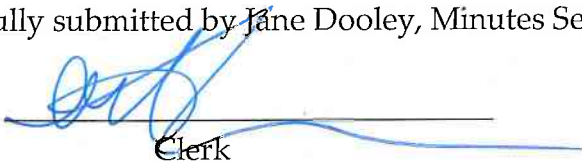
A joint meeting with Finance & Advisory Committee will be held on Thursday, May 23 and STM warrant will be addressed at that time. The BOS will hold its next regular meeting on June 3.

EXECUTIVE SESSION

Johnson entertained a motion to go into Executive Session at 7:52 p.m. pursuant to M.G.L. c. 39, Section 23B(3) for the purpose of discussing strategy with respect to collective bargaining agreement with the Firefighter's Local 3250, as an open meeting may have a detrimental effect on the Town's negotiating position and not to return to regular session. Hubbard so moved. Neill seconded motion. Roll call vote: Scuteri, yes, Neill, yes, Johnson, yes, Hubbard, yes, Maddern, yes.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST:


Clerk